

Real estate men generally give the credit of the first building on the west side to the Clark estate, or, in reality, the money of the Shaker community. It was not discouraged by the failure of the first attempt to bring about an increase of building. "I told my friends that if I could not make it, I would build a house and let it be put up in quick and easy manner," says Mr. Clark for his courage, and printed articles published on the west side, then called "The Shakers of Lexington and Lowell," and "The Shakers in Seventy-fourth, Seventy-fifth, and Seventy-sixth streets and West End avenue." "People were for the time being, and of property started looking at each other and saying, 'Well, go on and build, and then I will.'"

The Equitable Insurance Company invested in the building of the west side, and the middle section of the west side. It was the first investment in the row of estates of less than 4 per cent. The first investment was made in the west end even at ten per cent. The general impres-

ion seemed to be among moneyed men that investments on the west side were extremely safe, even if the returns were small at first.

Among the real estate men who were quite prominent in the early days of settlement territory, and who did not have to wait long before investing in property there, was John A. Brown, Jr., whose residence was No. 709 North avenue and Fifth street; Folson Bros., Nos. 68-70 North avenue; H. M. Thompson, Third and Pike streets; J. B. Wilson, Fourth and Franklin; E. G. Leavitt, Second and Broadway; C. W. Brodell, First and Broadway; Anthony Arner, Ninth avenue and Fifty-third street; Joseph Levy and Sons, Seventh and Broadway; S. L. Smith, Thirty-fourth street; Brook & Betty, 1,216 Third avenue; I. H. da Cunha, Broadway and Forty-ninth street; R. Gonzalez Brown, 59 West Twenty-third street; Thomas A. Vane, 66 Littleton street; George F. Davis, Sixth and Eighty-second street; Stevens, Ninth avenue and Ninety-third street; F. G. Davis, Ninth avenue, near Ninety-third street; and John

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up. Fronting on Central Park, as it does, it will undoubtedly be devoted in future to apartment houses of the first class, such as the Duane street apartment house. The rapid forwarding of the growth here is ascribed by real estate men to various causes, but the principal ones are the following: First, the fact that the city is so near to the city for its various purposes, or rather by people who refuse to sell it. In the hope of a large future rise in the value of the property, they are holding it large. As yet there has been no severe pressure upon the owners for a sale of their property for the purpose of making money, and the few who have gone up on the west side to live are people of moderate means who have not decided to make a fortune in real estate. The residences such as Eighth avenue can only be devoted to.

Along Ninth avenue, and to a great extent of corner lots, wherever they may be, have been erected what the real estate men know as "apartment houses." These are, in reality, such elegant structures as the "Orion" at Eighty-third street and Ninth avenue, built and owned by Augustus F. Power.

[illegible]

Business Notices.

Fireproof safes in quantities for the Spring trade, superior quality; desirable savings in price.
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MARRIED.
DEMAREST—READ—On Wednesday, March 20, at residence of the bride's mother, by the Rev. J. Jay Todd, Harry A. Demarest and Ida Read.

DIED.
BURN—On Thursday, March 21, in the 80th year of his age, Michael Burn.

[illegible]

MURPHY—On March 21, 1988, at his late residence, 2400 W. 10th St., there was a funeral service for the late **WILLIAM J. MURPHY**, 87th st. and Broadway, where a solemn requiem mass will be offered up for the repose of his soul. Burial at 3 days, son of Edward C. & Susan Goodrich.

MURPHY—From residence, 2138 34th av., on Sunday at 10:30 a.m. for the late **WILLIAM J. MURPHY**.
McARTY—Suddenly, on Thursday, 21st inst. 1st, at his residence, 1000 W. 10th St., died **WILLIAM J. McARTY**.
Funeral from his late residence, 329 E. 37th st., at 10:30 a.m. Relatives and friends are respectfully invited to attend.

MURPHY—On Thursday, March 24, 1988, James Murphy died at his late residence, 1000 W. 10th St., at the age of 87. Funeral on Sunday, March 24, at 12 o'clock, from his late residence, 1000 W. 10th St.

O'CONNELL—On Tuesday, March 19, 1988, at William J. O'Connell, 3160 W. 10th St., died **WILLIAM J. O'CONNELL**, John J. Boland son of Michael and Mary O'Connell, 87th st. and Broadway, where a solemn requiem mass will be offered up for the repose of his soul. Burial at 3 days, son of Edward C. & Susan Goodrich.

REID—On Thursday, March 24, 1988, at his late residence, 2400 W. 10th St., there was a funeral service for the late **WILLIAM J. REID**, 87th st. and Broadway, where a solemn requiem mass will be offered up for the repose of his soul. Burial at 3 days, son of Edward C. & Susan Goodrich.

STONER—On Wednesday, March 23, at his residence, 2400 W. 10th St., there was a funeral service for the late **WILLIAM J. STONER**, 87th st. and Broadway, where a solemn requiem mass will be offered up for the repose of his soul. Burial at 3 days, son of Edward C. & Susan Goodrich.

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Vol. 78, No. 467.

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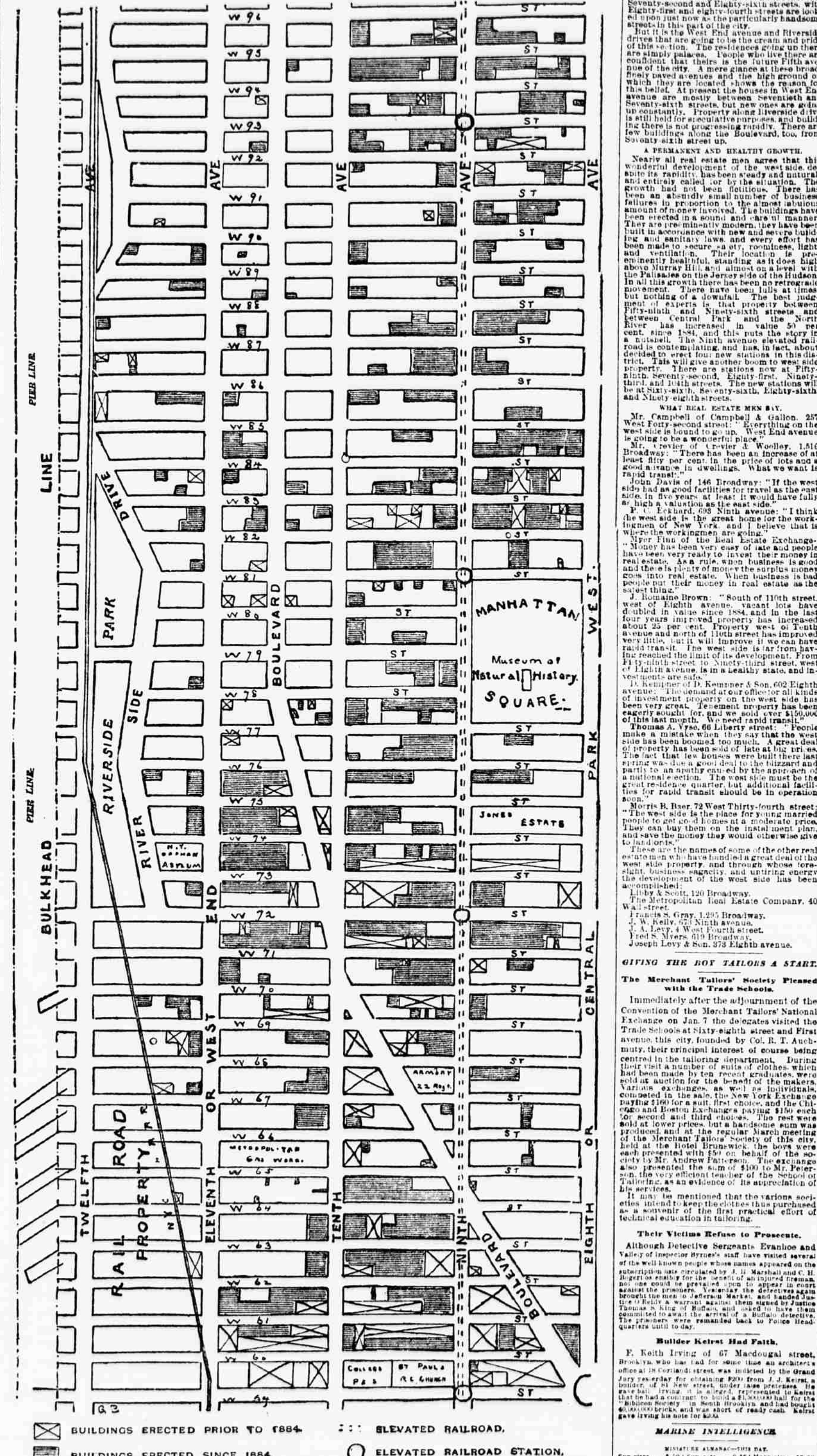
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HABITAT AND DISTRIBUTION OF THE NEW BUILDINGS.
 Building lined up for a while in the neighborhood of Twenty-second street, where it started out, and nearly down that street, where it started out, and nearly down that street, where it started out. Then by one of the two freaks peculiar to people in the real estate business it leaped to the west side of the city, where it started out, and nearly down that street, where it started out. Then it came down town again to Sixty-third and adjacent streets. Since that time buildings have spread in all directions on the west side. Flats, tenements, houses, all kinds of things, are being put up everywhere. An examination of the diagram shows that the Dutch as usual have been the main factor in the building boom. At first sight it might seem hard to classify the location in regard to the character of the buildings. But a closer examination shows that the building has progressed steadily and surely

improvement is apparent in the new buildings of the Architect and Builder. Charles Duck of 1187 Ninth Avenue to a SUN reporter: "The first buildings erected here in the neighborhood of seventy-second street are the best of the kind in the city. They are just as strong, of course, but they are not so beautiful. The new buildings are of better materials, and apartments as we now know erecting people would have and we were a very long time ago. The new buildings are of better materials. The reason is, of course, that property down here has improved enormously. The new buildings will show a comparison with the old buildings and is certainly for more elaborate buildings. It will tell the people who came here are entirely satisfied. The new buildings are of better materials, in great measure, because they were crowded out of the first place. Now they come here because they are the best and the best is going up all the time.

The scores beneath the Ninth Avenue dwellings are the best of the kind in the city. Ninth Avenue seems as yet to be little built

[illegible][illegible]

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